



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

APPLICATION FOR A VARIANCE

Type of Variance:

- Intrafamily Transfer
- Setbacks
- Other

Date Received: 11/24/21

Received by: [Signature]

Application must be filed by noon on the 1st Thursday of the month to go on the next month's agenda. No exceptions.

Please complete the blanks with the requested information. If any of the information or required materials is missing or incomplete, the application will not be processed.

Applicant Name: James J. Ealy
Address: 404 N. Lakeshore Dr **City:** Carrollton **State:** Ga **Zip:** 30117
Phone: (770) 301-4565 **Fax:** (770) 214-2274 **Email:** Cashplusinc@gmail.com

APPLICANT

Agent Name: _____
Address: _____ **City:** _____ **State:** _____ **Zip:** _____
Phone: () _____ **Fax:** () _____ **Email:** _____

Owner Name (If different from applicant): _____
Address: _____
Phone: () _____ **Fax:** () _____

(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)

VARIANCE

Project Name: _____
Variance Location (attach location map): 28 Witten Rd Rossville Ga 30170
Proposed Use: (If residential, residence must be at least 1,230 square feet) _____
Total acreage: 31.2
Describe Proposed Variance:
Taking out 2 Acres For Lynda FHS
To Build a House Lynda Teague

Staff Use Only

Land Lot 246 of the 11A District, Carroll County Tax Map 051 Parcel 0012



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Describe how the proposed Variance will affect:

Traffic: *NA*

Parking: *NA*

Availability of Public Facilities/Utilities: *NA*

Other Relevant Impacts of the Proposal: *NA*

Describe how the proposed Variance will be a benefit to the public.

Required materials to accompany the application:

1. Completed application and the fee.
2. Copy of deed, lease, option agreement, or other evidence of ownership or applicant's interest in the property. If the applicant is not the owner, attach a notarized statement signed by the owner authorizing the applicant to request the amendment.
3. Any other required items listed in the **Submitted Requirements** checklist.

Return form to:

Janet Hyde, County Planner
423 College Street, Room 503
Carrollton, GA 30117

For Department Use Only

Application No.: *V-22-11-02*
Filing Fee: \$150
Pre-application Conf.: *11-24-21*
Date advertised: *12-17-21*
Date Notices Sent: *12-17-21*
BOA Public Hearing Date: *1-6-21*
Disposition: _____
Decision Letter Sent: _____



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SKETCH OF PROPERTY

Please check: COMMERCIAL OTHER: _____

- Provide a sketch of the proposed building location, driveway, septic tank location, and all other structures.
- Show the **dimensions** of the lot and all setbacks from the house and other structures to all property lines.
- The front setback shall always be measured from the centerline of the frontage road(s).
- Show location of any wells, trash pits, and all easements (drainage or utility) located on the property.
- Show distance to nearest stream or lake on property. If not within 200 feet of a stream or lake, please note.

Provide a complete listing of all existing structures that are now on the property: 3 Houses / Barn / Shop

Describe the type of structure that you plan to build: (If a residence, must be at least 1,230 sf) _____

Is this a multiple road frontage lot? Barn 1700 2900



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STATE OF GEORGIA
COUNTY OF CARROLL

AFFIDAVIT FOR A VARIANCE APPLICATION

James T. Eady, personally appeared before me, the undersigned officer, duly authorized to administer oaths in the State of Georgia and, having been duly sworn, sets forth the following statements for the purpose of being granted approval for a **VARIANCE APPLICATION** under the Ordinances of Carroll County:

The information contained within the application attached hereto and filed in the Department of Community Development consists of facts within my personal knowledge that I know are true and correct, and will be relied upon by officials of Carroll County in making a decision whether to issue this Application, License, Permit, or other Department approval.

On behalf of the Applicant, I declare that the Applicant, regardless if a partnership, corporation, or other organization or entity that is receiving a benefit under this Application, License, Permit, or other Department approval (whichever is applicable) is not delinquent in the payment of any taxes or fees due Carroll County.

FURTHER AFFIANT SAYETH NOT.

I declare under penalty of false swearing that the above is true and correct.

This 24th day of Nov, 2021.


AFFIANT (signature)

Address: _____

Sworn to and subscribed
before me this 24th day
of Nov



My Commission Expires _____

If Affiant is authorized to sign on behalf of a partnership, corporation, or other organization or entity, please set forth the entity and address

Entity: _____
Address: _____

eFiled and eRecorded
DATE: 07/21/2021
TIME: 11:19 AM
DEED BOOK: 5964
PAGE: 544 - 545
FILING FEES: \$25.00
TRANSFER TAX: \$0.00
INTANGIBLE TAX: \$0.00
PARTICIPANT ID: 0872179815
PARTICIPANT ID: 7067927936
PT61: 022-2021-004195
RECORDED BY: WT
CLERK: Alan J. Lee
Carroll County, GA

Prepared By & Return To:
TISINGER VANCE, PC
Attorneys at Law
100 Wagon Yard Plaza
Carrollton, GA 30117

WARRANTY DEED

STATE OF GEORGIA, COUNTY OF CARROLL:

THIS INDENTURE, made the 21st day of July in the year Two Thousand and Twenty One (2021),
between

LOUISE M. EADY

of the County of Carroll, and State of Georgia, as party of the first part, hereinafter called GRANTOR, and

LOUISE M. EADY, FOR LIFE WITH REMAINDER
AT HER DEATH TO JAMES TIMOTHY EADY

as party of the second part, hereinafter called GRANTEE (the words "GRANTOR" and "GRANTEE" to include their respective heirs, successors and assigns and to include the masculine, feminine or neuter gender where the context requires or permits).

WITNESSETH, that: GRANTOR, for and in consideration of the exchange of lots, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said GRANTEE, the following described property:

See Exhibit "A"

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said GRANTEE forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property unto the said GRANTEE against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has signed, sealed and delivered this general warranty deed, the day and year above written.

Signed, sealed and delivered
in the presence of:

Matthew Haxus
Witness

Louise M. Eady (SEAL)
LOUISE M. EADY

Amanda Marlow
Notary Public



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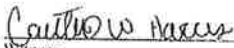
See Exhibit "A"

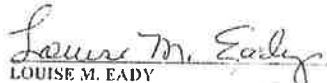
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Signed, sealed and delivered
in the presence of:


Witness

 (SEAL)
LOUISE M. EADY


Notary Public

